169.0	0007	0009.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	610,600 / 610,600
					USE VALUE:	610,600 / 610,600
					ASSESSED:	610,600 / 610,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
244		APPLETON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TUCCI GREGORY C
Owner 2:	MC NAMEE HELEN P
Owner 3:	
Street 1:	244 APPLETON STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	VENTOLA CHERYL A -
Owner 2:	-
Street 1:	244 APPLETON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,248 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1929, having primarily Wood Shingle Exterior and 1211 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4248.000	227,400		383,200	610,600
Total Card	0.098	227,400		383,200	610,600
Total Parcel	0.098	227,400		383,200	610,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 504.21 | /Parcel: 504.2

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	112041
GIS Ref	
GIS Ref	
Insp Date	08/11/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 169.0-0007-0009.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	227,600	0	4,248.	383,200	610,800	610,800	Year End Roll	12/18/2019
2019	101	FV	198,700	0	4,248.	383,200	581,900	581,900	Year End Roll	1/3/2019
2018	101	FV	198,700	0	4,248.	323,000	521,700	521,700	Year End Roll	12/20/2017
2017	101	FV	198,700	0	4,248.	295,600	494,300	494,300	Year End Roll	1/3/2017
2016	101	FV	198,700	0	4,248.	251,800	450,500	450,500	Year End	1/4/2016
2015	101	FV	188,100	0	4,248.	219,000	407,100	407,100	Year End Roll	12/11/2014
2014	101	FV	188,100	0	4,248.	202,600	390,700	390,700	Year End Roll	12/16/2013
2013	101	FV	188,100	0	4,248.	192,700	380,800	380,800		12/13/2012

!13075!

PRINT

Date	Time
12/11/20	03:05:07

LAST REV

Date	Time
08/30/18	09:31:10
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13075

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VENTOLA CHERYL	40579-492		8/22/2003		403,000	No	No		
DRUMMEY PATRICI	22193-300		7/8/1992		160,000	No	No		Y

USER DEFINED

Prior Id # 1:	112041
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/31/2003	208	Re-Roof	4,000					

ACTIVITY INFORMATION

Date	Result	By	Name
8/11/2018	Inspected	PH	Patrick H
6/26/2018	MEAS&NOTICE	CC	Chris C
11/24/2008	Meas/Inspect	163	PATRIOT
4/3/2004	MLS	HC	Helen Chinal
12/9/1999	Measured	243	PATRIOT
1/1/1982		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4248		Sq. Ft.	Site		0	70.	1.29	7									383,208						383,200	

Total AC/HA: 0.09752 | Total SF/SM: 4248 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 383,208 | Spl Credit | Total: 383,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	329636
Depreciation:	102187
Depreciated Total:	227449

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units: 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

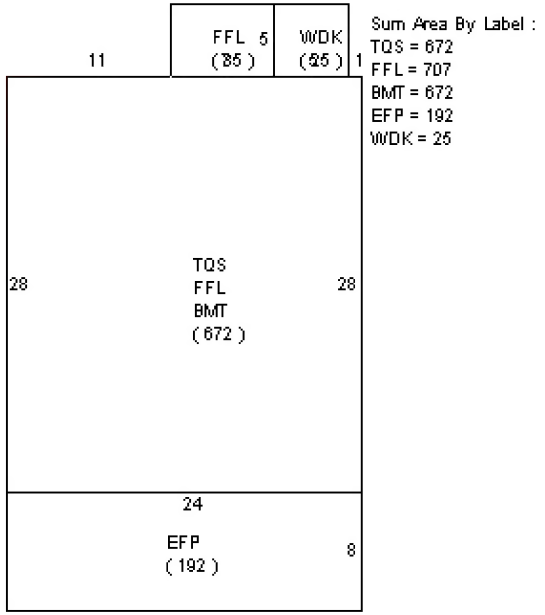
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	171.99
Special Features:	0	Val/Su Net:	108.29
Final Total:	227400	Val/Su SzAd	187.78

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	707	171.990	121,597
BMT	Basement	672	51.600	34,673
TQS	3/4 Story	504	171.990	86,683
EFP	Enclos Porch	192	40.580	7,791
WDK	Deck	25	15.680	392

Net Sketched Area: 2,100 | Total: 251,136

Size Ad 1211 | Gross Are 2268 | FinArea 1211

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial #: | Year: | Color:

PARCEL ID

169.0-0007-0009.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: